CAPSULE SUMMARY Washington Avenue Survey District (CH: 547) Charles County, Maryland

Situated north of Charles Street, between U.S. 301 and the Baltimore and Potomac rail line, the Washington Avenue Survey District is located in a section of the town of La Plata that was developed during the late-19th and early-20th centuries. These houses reflect patterns of development that characterized southern Maryland at the turn of the 20th century and also stylistic trends in domestic architecture during the period.

survey district is rather large and extends Washington Avenue between the 200 block and the 900 block, as well as including the houses along E. Hawthorne Drive between Washington Avenue and Crain Highway. The residential area features grassy lots with scattered mature trees and bushes. In general, the houses are set back from the road with gravel or asphalt driveways to the front. Twenty-eight historic houses were identified as part of the survey group and represent a variety of architectural including Colonial Revival, Tudor Revival, Craftsman, and Queen Anne, as well as a vernacular I-house.

	F HISTORIC PROP	ERTIES	Inventory	No.	_CH:	_5
1. Name of Pro	perty	:======::			=====	==
historic name	ame Washington		vev District			_
	==========			====:	====:	==
311, 401, 505, 8, 100, 107, 2 not for public	200, 202, 204 506, 801, 803, 00, 201, 204, a ation cit d_ code _MD_cou	809, and 83 and 206, E. y or town	ll Washington Hawthorne Dr La Plata vi	Ave cive cini	nue: 4	4.
3. State/Feder	======================================	fication	 N/A	====		==
4. National Pa	 rk Service Cert	ification		====:	====:	==
5. Classificat	========= ion	· == =====	=========	====:	====:	==
_	roperty (Check X private public-lo public-St public-Fe roperty (Check of X building) district site structure object	ocal ate deral only one bo s)				
	ources within Pr tributing Nonc 29 0 0 0 29 29		g buildings sites structures objects Total			
	ty listed in th Name of Listin					_

Maryland Inventory of Historic Properties Washington Avenue Survey District Inventory No. CH: 547 Washington Avenue Page 2 Charles County, Maryland ______ 6. Function or Use _____ Historic Functions (Enter categories from instructions) Cat: <u>DOMESTIC</u> Sub: <u>Single Dwelling</u> Current Functions (Enter categories from instructions) Cat: <u>DOMESTIC</u> Sub: <u>Single Dwelling</u> ______ 7. Description ______ Architectural Classification (Enter categories from instructions) Colonial Revival Tudor Revival Queen Anne Craftsman Vernacular Materials (Enter categories from instructions) Foundation Solid Roof Gable: Asphalt Shingle, Pressed Shingle Gambrel: Asphalt Shingle Hipped: Pressed Shingle, Asphalt Shingle Walls Masonry: Brick Stretcher Bond, Stucco, Rock-faced Concrete Block Frame: Vinyl Siding, Asbestos Shingle, Aluminum Siding, Wood Weatherboard

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

Inventory No. <u>CH: 547</u> Page 3

8. Statement of	
Applicable Nat	ional Register Criteria (Mark "x" in one or more criteria qualifying the property for National
X_ A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
В	Property is associated with the lives of persons significant in our past.
<u>X</u> C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D	Property has yielded, or is likely to yield information important in prehistory or history.
Criteria Consid	derations (Mark "X" in all the boxes that apply.)
A	owned by a religious institution or used for religious purposes.
В	removed from its original location.
C	a birthplace or a grave.
D	a cemetery.
E	a reconstructed building, object, or structure.
F	a commemorative property.
G	less than 50 years of age or achieved significance within the past 50 years.

the property.)

Inventory No. CH: 547
Page 4

	ce (Enter categories from instructions) Architecture
Period of Significa	nce <u>1890-1950</u>
Significant Dates <u>c</u>	. 1890
Significant Person	(Complete if Criterion B is marked above)
Cultural Affiliatio	n <u>Undefined</u>
Architect/Builder _	Unknown
Narrative Statement	of Significance (Explain the significance of

See Continuation Sheet No. 8-1

Inventory No. <u>CH: 547</u>
Page 5

9. Major Bibliographical References

(Cite the books, articles, legal records, and other sources used in preparing this form.)

- Carley, Rachel. The Visual Dictionary of American Domestic Architecture. New York, NY: Henry Holt and Company, 1994.
- Charles County Land and Will Records. Charles County Courthouse and the Maryland State Archives, Annapolis, Maryland.
- Hanchett, Thomas W. The Four Square House Type in the United States, In Perspectives in Vernacular Architecture, edited by Camille Wells, pp. 51-53. Columbia, Missouri: The University of Missouri Press for the Vernacular Architecture Forum, 1987.
- Massey, James C. and Shirley Maxwell. A Nation in Bungalove. In Old House Journal, Volume XXIV, Number 2 (March/April 1996): p. 35-36.
- Massey , James C. and Shirley Maxwell. The All-American Family House: A Look at the Four-Square. In Old-House Journal, Volume XXIII, Number 6 (November/December 1995): p. 31.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York, NY: Alfred A. Knopf, 1985.
- Rivoire, J. Richard. Homeplaces: Traditional Domestic Architecture of Charles County, Maryland. Crownsville, MD: Maryland Historical Trust, 1990.

10. Geographical Data

Acreage of Property Approximately 15 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The properties on Washington Avenue are designated as Parcels 82, 83, 84, 93, 86, 88, and 89, Grid 1 as indicated on Map 113.

The property on Washington Avenue is designated as Parcel 99, Grid 6 as indicated on Map 112.

The property on Washington Avenue is designated as Parcel 43, Grid 19 as indicated on Map 109.

The property on Washington Avenue is designated as Parcel 23, Grid

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Page 6

13 as indicated on Map 109.

The property on Washington Avenue is designated as Parcel 110, Grid 19 as indicated on Map 108.

The properties on Washington Avenue and Hawthorne Drive are designated as Parcels 104, 105, and 107, Grid 24 as indicated on Map 108.

The properties on Washington Avenue are designated as Parcels 81, 82, 84, and 85, Grid 12 as indicated on Map 108.

The properties on E. Hawthorne Drive are designated as Parcels 93, 94, and 95, Grid 11 as indicated on Map 108.

The properties on E. Hawthorne Drive are designated as Parcels 91 and 88, Grid 12 as indicated on Map 108.

The properties on E. Hawthorne Drive are designated as Parcels 98, 100, 87, and 86, Grid 18 as indicated on Map 108.

Boundary Justification (Explain why the boundaries were selected.)

The properties on Washington Avenue and E. Hawthorne Drive have

89, 99, 43, 110, 107, 105, 104, 98, 88, 100, 87, and 86 since late-19 th and early-20 th century	23, 85, 84, 82, the buildings'	81, 95, 94, 93, 91,
11. Form Prepared By		
name/title R. Weidlich and C. organization EHT Traceries, Ir street & number 5420 Western Ascity or town Chevy Chase	nc. venue tel	date <u>July 22, 1999</u> Lephone <u>301/656-5283</u>
12. Property Owner		=======================================
name		
street & number	telephone state _MD	zip code

Inventory No. CH: 547

Section ________ Page ________

Washington Avenue Survey District name of property Charles County, Maryland county and state

The survey district is rather large and extends along Washington Avenue between the 200 block and the 900 block, as well as including the houses along E. Hawthorne Drive between Washington Avenue and Crain Highway. The residential area features grassy lots with scattered mature trees and bushes. In general, the houses are set back from the road with gravel or asphalt driveways to the front. Twenty-eight historic houses were identified as part of the survey group and represent a variety of architectural styles, including Colonial Revival, Tudor Revival, Craftsman, and Oueen Anne, as well as a vernacular I-house.

In general, the Queen Anne style houses in the survey group are not high style, but vernacular interpretations of the style. survey district contains five Queen Anne style houses that are characterized by asymmetrical facades, steeply pitched roofs of irregular shape, and three-sided projecting bays. Constructed between 1890 and 1920, these houses are all located at the southern end of Washington Avenue. Two of the five Queen Anne style houses retain the original 2/2 wood windows and one retains the wood weatherboard cladding. The complex rooflines are both cross gable and gable-and-hipped combinations. Three roofs are clad in pressed metal shingles, while two have been recovered with asphalt Two houses are particularly striking examples of shingles. vernacular Queen Anne houses. The house at 206 Washington Avenue has a polygonal tower at the front corner of the façade, a typical Queen Anne feature and The Homeplace at 208 Washington Avenue features a three-sided projecting bay and a one-story wrap-around porch. The turned wood posts and decorative scroll-cut brackets on the porch are a common decorative detail found on many Queen Anne houses.

There are five Tudor Revival style houses in the survey district, four of which are similar in design and form. These four houses are one-and-a-half stories in height and have side gable roofs with prominent cross gables. The steeply pitched cross gables are an identifying feature of Tudor Revival style houses. Other common Tudor Revival features found on these houses are large, front-facing brick chimneys and round arched and Tudor arched doorways. The fifth Tudor Revival style house in the survey district has Tudor Revival detailing on a bungalow house form. The frame house features decorative half-timbering on both the dormer and the gable ends. Furthermore, the tall, narrow, multi-light windows are grouped together, which is a common trait of Tudor Revival houses.

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Section __7_ Page _2_

Washington Avenue Survey District name of property Charles County, Maryland county and state

The seven Craftsman style houses are primarily located at the northern part of the survey district and date from the first quarter of the twentieth century. Typical of the Craftsman style bungalows of the time, the houses feature low-pitched gable roofs with wide, overhanging eaves and deep-set porches with tapered column and pier supports. Three of the Craftsman style houses feature dormers while another three feature cross gable bays. The porch piers on all of theses houses are typical of the Craftsman style, featuring either tapered piers atop masonry piers or tapered masonry piers extending the full height from the ground to the roof of the porch. Following the building styles of the times, three of the houses are constructed of rock-faced concrete block, and three confine the rock-faced concrete block to the foundation and the porch piers.

The dominant style in the survey district is Colonial Revival, with ten houses featuring characteristic elements, such as accentuated door surrounds, porticos or porches, and double hung windows, all set on a symmetrically balanced façade. Based on the earlier Georgian and Adam styles, the Colonial Revival was one of the most common architectural styles of the first half of the twentieth Primarily, the Colonial Revival style houses in the survey district are two stories in height and three bays in width with gable roofs. The single leaf doors are framed with sidelights and some feature transoms or fanlights above. In general, these doors are centered however there are three houses with side passage entries. Four of the houses have porticos with arched openings and classical supports and four feature full-width front porches. There are some variations within the survey district. instance, two of the houses are one story in height and two have hipped roofs. There is also a variation on the American foursquare house form and a Dutch Colonial Revival style house with a gambrel roof and front and rear shed dormers. One of the Colonial Revival style houses was originally an I-house that appears to have been converted. A front gable portico and two one-story side wings were added, transforming the house into one with Colonial Revival features.

The remaining house in the survey group is a vernacular I-house. Two stories high and three bays wide, it features an asphalt shingle center gable roof and an added Colonial Revival style entrance portico with Tuscan columns.

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Section <u>8</u> Page <u>1</u>

Washington Avenue Survey District
name of property
Charles County, Maryland
county and state

Situated north of Charles Street, between U.S. 301 and the Baltimore and Potomac rail line, the Washington Avenue Survey District is located in a section of the town of La Plata that was developed during the late- $19^{\rm th}$ and early- $20^{\rm th}$ centuries. These houses reflect patterns of development that characterized southern Maryland at the turn of the $20^{\rm th}$ century and also stylistic trends in domestic architecture during the period.

Following the Civil War, railroads made the greatest impact upon community development in southern Maryland, particularly the completion of the Baltimore and Potomac Railroad's (B & P) main line from Bowie in Prince George's County to Pope's Creek in Charles County in 1872. Small towns in southern Maryland grew when they became regular stops on the B & P line, and developed as service centers for the surrounding rural areas. Some stations, however, like La Plata, developed into new communities. The town's first dwelling and store were erected in 1872 by local land owner Robert Chapman. La Plata averaged 150 hogshead of tobacco shipped per day during the railroad's first year. Groceries, fertilizer, hardware and agricultural implements were imported and focused trade at the new town. A cannery opened in 1883 and a grist mill began operations in 1888. The town was incorporated the same year. In 1887, La Plata contained 120 residents, two churches, five stores, a blacksmith's shop, a millinery shop, a dressmaker's shop, a shoe shop, and one hotel, in addition to the grist mill. After the county courthouse in Port Tobacco burned in 1892, La Plata was made the seat of Charles County's government in 1895. The Charles County courthouse, which is located just south of the survey district was constructed in 1896. After a period of relatively slow growth during the last three decades of the 19th century, the population of Charles County began rising steadily during the early 20th century.

By the beginning of the 20th century, road improvements and the use of the automobile began to affect the development of the region. La Plata acquired the first passenger car dealership in Charles County in 1903, and in 1910, the first State Roads Commission in the county began. As trucks began carrying more tobacco and produce from southern Maryland to northern markets, the demand for better roads grew. In 1922, the construction of the Robert Crain Highway, the predecessor to U. S. 301, began. Linking the rural areas of southern Maryland to the urban centers in the north, Crain Highway attracted new commercial and domestic development. Commercial development sprang up along La Plata's west side as a result of the

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Section <u>8</u> Page <u>2</u>

Washington Avenue Survey District name of property Charles County, Maryland county and state

highway, contributing greatly to the overall growth of the county seat in the 1920s and 1930s. In 1940, the Harry W. Nice Bridge was constructed, connecting Charles County to transportation routes from Florida to New York. Despite this growth, Charles County continued its relative isolation from large-scale residential and commercial development until after Crain Highway was dualized and designated as U. S. 301 in the 1960s. Large-scale modern development did not affect Charles County until the 1970s when the U. S. Department of Housing and Urban Development guaranteed \$24 million in loans for the St. Charles Communities.

Architecturally, the houses reflect the popular single dwelling types and styles of late-19th and early-20th centuries: the I-house, the bungalow, the foursquare, the Queen Anne style, the Craftsman style, the Colonial Revival style, and the Tudor Revival style. A prevalent 19th-century vernacular house type across the mid-Atlantic region, the I-house was one room deep, two stories in height, and three or five bays wide, with a central entry. I-houses usually had a porch on the front elevation and a kitchen wing in the rear, due to the narrowness of the main core. On the interior, a central passage separated the two rooms on the first floor, while the second floor contained either two or four bedchambers. During the mid- and late-19th century, pre-cut ornamental detailing was commonly added to the traditional I-house. During the late 19th century, many I-houses, such as the one in this survey district, were built with a center gable.

Between 1880 and 1890, the Queen Anne style became the most popular architectural idiom in the United States. This style relied on a contrast of construction materials, varied ornament, and irregular roof shapes. A variety of roof forms were possible, including a hipped roof with cross gables, a cross-gable roof, a front-gable roof, and the town house type. Half of all Queen Anne style houses demonstrate ornamental spindlework. This detailing is often found on porches and gable ends. Other forms associated with the Queen Anne style found on houses in this group are the wrap-around porch, the two-story corner tower with pointed, polygonal roof, and the two-story, three-sided, front-gabled projecting bay.

The typical Bungalow/Craftsman style, which gained popularity in the early 20th century, can be identified by the horizontal lines, deep, full-width porches, low-pitched roofs, broad eaves, an emphasis on natural materials, and a general air of informality. Craftsman style details such as exposed rafter tails, decorative

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Section <u>8</u> Page <u>3</u>

Washington Avenue Survey District
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Charles County, Maryland
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eave brackets, and porch supports of short, square columns atop masonry piers, were often applied to the bungalow form. First used as vacation cabins, the Bungalow's small scale, informal floor plans, sheltering porches, and inexpensive building materials made it a natural addition to suburban communities. The bungalow became the dominant style of middle and working class households in the early years of the 20th century. These houses were very popular because they were inexpensive to design and build. In fact, the style was spread primarily by plans sold in popular catalogues, rather than by architects.

Popular in the United Stated between 1880 and 1955, the Colonial Revival style resulted from the rebirth of interest in the colonial English and Dutch houses of the eastern seaboard coincident with the Philadelphia Centennial. Stylistic details in Colonial Revival domestic buildings were drawn primarily from the Georgian and Federal styles. While Colonial Revival buildings of the first quarter of the twentieth century reflected their colonial influences more clearly, those that were constructed after World War II were more simplified, with details that suggested rather than duplicated the original examples.

Throughout the nation, the American Foursquare house form was popular for providing the working and middle class with a larger, more stylish form that lacked the traditional ornamentation. Consequently, the form was cheaper to construct and fit well with an egalitarian society's demand for simple building materials that made no false claim to richness.² Additionally, the Foursquare suited the modern building techniques and materials that ranged from conventional frames covered in weatherboard siding, shingles, or brick veneer to solid brick, cast-cement block, or poured concrete. Built above a raised basement, Four-squares were generally two or three bays wide, two- or two-and-a-half-stories high with a hipped or pyramidal roof pierced by dormers. Basically open in plan, the interior has four equally sized rooms on each floor with a side stair. The corner reception hall, parlor and dining room were all connected by open archways or large sliding doors, and only the kitchen was fully partitioned off.3

¹ James C. Massey and Shirley Maxwell, "A Nation in Bungalove," *Old House Journal*, Volume XXIV, Number 2, March/April 1996, page 35-36.

² James C. Massey and Shirley Maxwell, "The All-American Family House: A Look at the Four-Square," *Old-House Journal*, Volume XXIII, Number 6, November/December 1995, p. 31.

³ Thomas W. Hanchett, "The Four Square House Type in the United States," Perspectives in Vernacular

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Washington Avenue Survey District
name of property
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the Foursquare developed as an independent house form, these houses often contain features of the Colonial Revival or Prairie styles. Like those of the Colonial Revival style, they emphasized geometric forms, however, Foursquares do not generally feature historical elements such as Palladian windows or fanlights.

The Tudor Revival style was applied to many domestic buildings between the 1890s and the 1940s. Found on many suburban houses throughout the nation, the style was particularly fashionable during the 1920s and early 1930s. At this time, the Tudor Revival style was primarily rivaled by the popular Colonial Revival style. The style is loosely based on early English building traditions ranging from folk houses to Late Medieval manor houses. Tudor Revival style dwellings are often identified by steeply pitched roofs with prominent cross gables and massive chimneys on the facades, tall, narrow windows, round-arched doorways, brick walls, and decorative half-timbering. The steeply pitched roofs and elaborate chimneys are derived from Medieval origins, while the decorative detailing often draws from Renaissance traditions.

MARYLAND	INVENTORY	OF	HISTORIC	PROPERTIES
CONTINUAT	TON SHEET			

Inventory No. CH: 547

Section <u>8</u>	Page _5_	Washington Avenue Survey District
	5	name of property
		Charles County, Maryland
		county and state

The Washington Avenue Survey District is eligible under National Register Criteria A and C. A majority of the Washington Avenue survey district was included within the La Plata Historic District nomination that was submitted in 1998. Preliminary research has revealed that the survey district represents a distinguished grouping of vernacular rural architecture. The survey district is eligible under Criterion A because of the association with La Plata's development during the late 19th and early 20th century. Research does not reveal any association with the lives of persons significant in our past (Criterion B). The Washington Avenue Survey District meets National Register Criterion C for its distinguished examples of Colonial Revival, Queen Anne, Tudor Revival, Craftsman, and vernacular designed houses. There is no evidence that the properties are likely to yield information important in history or prehistory (Criterion D). The La Plata Historic District boundaries should be expanded to include 811 Washington Avenue and 4,6, and 8 East Hawthorne Street.

MARYLAND HISTORICAL TRUST
Eligibility recommended Not Recommended
Comments:
Review, OPS: Mynus Date: 5/2/2008
Reviewer, NR Program: Auty Date: 8/14/00

MARYLAND INVENTORY OF HISTORIC PROPERTIES

CONTINUATION SHEET

Inventory No. <u>CH: 547</u>

Washington Avenue Survey District

name of property

Charles County, Maryland

county and state

HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance (1870-1930)

Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape, and

Community Planning

RESOURCE TYPE(S)

Category:

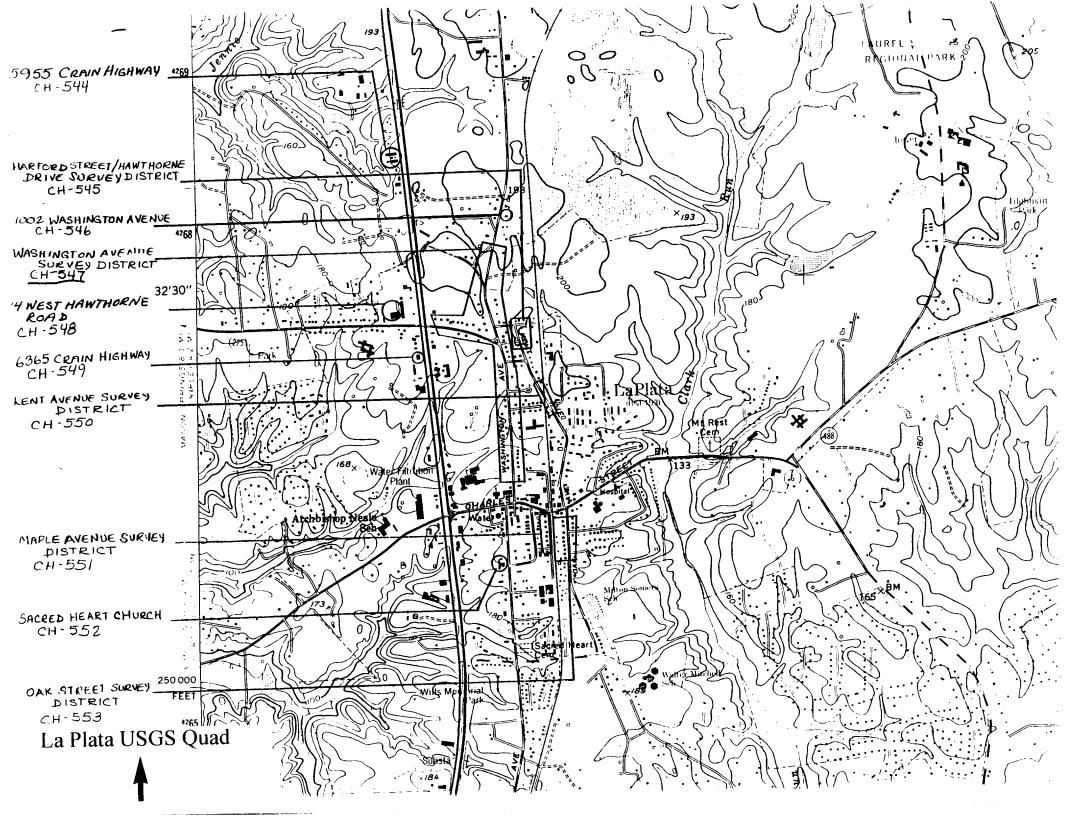
District

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single Dwelling

Known Design Source:

Unknown





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WASHINGTON AVETIVE GURVE (DISTRICT
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view to the west



CH - 547 WARTHNETCH WEILE GUZEY DISTELT 201 E. HAWTHERE READ CHARLES COUNTY, MD PACERIES 11 HE 1909 ND GHPD

north elevation

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JUNE 1999

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view to the west

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CH:547 MAGATINGTON MEALUE SULLYEY DISTRICT 167 E. HANTHORNE ROAD CHARLES CILITY, MD TRALESES JUNE 1999 MOGATEO north elevation



CH: 547

MEATHATON AVENUE GURVEY DEATRICT

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CH:547 WAGAINATION AVENIUE GUIZYEY DIGITELOT SOLE WASHINGTON AVETILE CHARLES COUNTY MD TRACERIES JUNE 1999 MD SHPO northwest corner



CH: 647 MACHINETO + ENVIE SURVEY DISTRICT 1505 WARA HATCH AVEHUE CHARLES LOUNTY MD TRACEPIES JUNE 1999 MD SHIPO northeast corner



CH:547 MASHINGTON AVENUE SURVEY DISTRICT 101 WASHINGTON A ENVE CHATZLES COUNTY MD ALEVIES JUNE 1999 MD HPO east elevation



CH:547 VACATILLATON XIETUE SURVEY DISTRICT 31 WATINGTON XVENUE CHARLES COUNTY, MD PACEPIES JUNE 1999 MD SHTO east elevation

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WASHINGTON AVENUE SURVE (DISTRICT

CHARLES COUNTY, MID

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View to the northeast

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CHISTINATION AVENUE SUPPLED DISTRICT
200 WASHINGTON AVENUE
CHAPLES COUNTY, MD
TRACERIES
JUNE 1999
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southwest corner

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CH1547 NAGHTHATON A VEHILE SURVEY DISTRICT 202 NACH NOTON AVENUE STARLE COUNTY MD TEALERIES JUNE 1999 MD SHPO northwest corner



CHISHT WARATINGTON A STIVE SUBJECT DITPLOT 209 WAS HITHGTON AVENUE CHARLES COUNTY MD TRACERIES JULIE 1997

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JUNE 1999

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Northwest corner

27 of 35



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CH:547 NAMED AVENUE SURVEY DISTRICT 300 WHATHEACH AVENUE CHARLES COUNTY MD TRACERIES TALE BOD My SHED southwest corner

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CH:547 ACATINGTON AVETUE SMENEY DISTRICT BED BLOCK WASHINGTON WENUE CHARLES COUNTY MD TRACERIES JUNE 1999 17794PD southeast corner

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CHISTON AVENUE SURVEY DISTRICT
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32 of 35



CHISHT WARANNETCH ANATUR GUIZVEY DETRICT CHAZLES COLLITY MD TRACETZIES JUNE 1999 MD SHIFO

view to the northeast

33 of 35



CHISHT NATIONALE SURVEY DISTRICT CHARLES COUNTY MD TRACERIES JULE 1999 MD SHED

view to the northeast

34 of 35



WASHINGTON A JENNE SURVEY DISTRICT

ZES WASHINGTON A TENNE

CHARLES COUNTY ND

TRACEPIES

JUNE 1999

MD SATO

east elevation
35 of 35